

Community facilities and open space: assessment of sites

April 2021



ISLAND PLAN
REVIEW



Government of
JERSEY

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Introduction

This report has been prepared as part of the evidence base for the Island Plan Review and is specifically focused on the availability of land and development opportunities to enable the provision of community facilities and open space to meet the island's needs over the plan period of the bridging Island Plan.

It specifically focuses on the provision of education, health and sports facilities, together with public open space.

The outcome of this work will be used to inform the draft Island Plan.

The purposes of this report are set out and addressed in the following sections:

- **Section one** – provides the context for this work and sets out how the Island Plan might help respond to the island's need for community facilities and open space relative to other Government strategies and objectives;
- **Section two** – sets out the methodology that has been used to determine the potential suitability of new sites to contribute to the supply of land and development opportunities to support the provision of education, health and sports facilities, together with public open space, relative to the anticipated demand; and
- **Section three** - provides some concluding remarks and identifies issues in moving the outcome of this work forward over the plan period.

Section one: context

Having access to high quality community facilities – which includes those for education, health and sports facilities, together with public open space - is critical to the sustainable wellbeing of islanders. We need to ensure that at every stage of life, islanders have access to the facilities that they need in order to lead healthy and enriched lives.

The Island Plan plays an important role in the delivery of the infrastructure required to sustain a high standard of education and health care and to provide for an active and social life. It can do this directly, through the identification, designation and safeguarding of land for specific purposes; or indirectly, through a planning policy framework which can support and enable provision of community facilities and open spaces, in the right places, to meet the needs of the community over the course of the plan period.

As our population continues to grow, the pressure on existing community infrastructure is increasing. As a result, the Government of Jersey is focusing on how we, as an island, can sustainably adapt or supplement our existing community services, through programmes such as the Jersey Care Model¹, Inspiring Active Places Strategy² and the Education Reform Programme.

Many of these initiatives do not have direct spatial implications, but inevitably, some do. Where there is a spatial implication, or where there are proposals that will limit the future use of land for other purposes, we need to ensure that development will not compromise the overall sustainable wellbeing of the island through unacceptable impacts upon the environment, the economy, or other community considerations. It is within this context that the assessment of potential new community sites has been undertaken, relative to an assessment of need.

This community sites assessment report sets out those sites that have been assessed to inform the development of the draft Island Plan and makes recommendations to be considered in the making of spatial planning designations and policy development.

¹ [Jersey Care Model](#)

² [Inspiring Active Places Strategy](#)

Section one: site assessment methodology

Stage 1: assessment of need

In order to determine how best the Island Plan can support the community's requirements in terms of education, health and sports facilities, together with public open space, there is a need to establish the level and type of need.

The overall and specific assessment of the island's infrastructure requirements has been informed by the Infrastructure Capacity Study³ (ICS), which has been commissioned as a key piece of evidence to inform the draft bridging Island Plan. The Infrastructure Capacity Study provides a baseline of the island's existing and planned infrastructure, across a wide range of topics, and considers what additional or enhanced infrastructure will be required. More specifically, the study:

- assesses existing infrastructure provision, its current capacity, and expected lifespan;
- identifies planned/known enhancement of the capacity of existing or new infrastructure;
- considers the impacts of relevant external drivers and mega trends, including technological developments, demand management etc.;
- establishes, in the form of an Infrastructure Delivery Schedule, what infrastructure is required, when, and who will be responsible to deliver it.

This study has been used to help provide the strategic context for consideration of need, in relation to the areas of education, health and sports facilities and public open space, and has been complemented by the consideration of strategies, policies and specific objectives for each area under consideration. This has been addressed by theme, as set out below:

Education facilities

The ICS identifies that, as a whole, Jersey is currently well served by education provision and there are no parts of the island which have current 'shortfalls' in capacity. It is, however, recognised that some individual primary schools are at or near capacity, and may not have capacity on site to expand. The department for Children, Young People, Education and Skills (CYPES) is aware of current and specific requirements related to the needs of the education estate and these have been considered as part of the site assessment process.

Where these are related to deficiencies associated with outdoor space for schools, in the absence of locally derived standards and guidance, these have been assessed relative to the former UK Department for Education and Skills previously published standards: for secondary schools, outdoor space is assessed against Building Bulletin 98; for primary schools, outdoor space is assessed against Building Bulletin 99.

In 2021, CYPES will begin an ambitious long-term reform of the island's education system - the Education Reform Programme - in order to support the improvement of long-term educational outcomes for all children and young people. This, coupled with a review of the education estate, is likely to lead to significant changes to the structure and delivery of education in the island, and the infrastructure that is required to support it, which will be considered as part of the subsequent Island Plan Review.

Sports facilities

³ [Infrastructure Capacity Study](#)

The ICS identifies that Jersey is well-served by sports and leisure facilities but highlights that there are a number of areas of shortfall. These are identified by the Sports Facilities Delivery Report⁴ (2018). This assessed the future requirements for Jersey's indoor and outdoor sports provision; how the quality of the facilities might be improved over the medium to longer term; and examined the future management options for the redesigned sports facilities portfolio.

Within the report, several strategic recommendations are made to improve Jersey's sports provision including:

- considering closing Fort Regent as a sports and events venue and investigating how else the site could be used
- considering the development of a new sports and events centre in St Helier to replace and improve upon the facilities currently offered at Fort Regent and AquaSplash
- assessing the feasibility of investing into Les Quennevais Sports Centre
- considering the creation of an island stadium for football and rugby
- investigating the possibility of developing a sports facility in the east of the island; and
- considering the feasibility of creating a seafront watersports facility.

In response to this report, a new strategy has been developed - Inspiring Active Places Strategy⁵ - to consider the viability of developing community sports hubs and to explore the potential for an Island Stadium:

The strategy considers potential investment requirements into island's sports facilities over the next 5-10 years and has been developed in partnership with key stakeholders involved in the development and delivery of community sport and physical activity in the island.

The Government's scope for the study identified a number of key sport and physical activity related drivers, the main ones being:

- The commitment by Government to resolve the future of Fort Regent.
- The linked potential loss of sports facilities presently accommodated at Fort Regent
- The gap in sport and physical activity provision in the east of the Island
- The need to invest in Les Quennevais and Springfield leisure facilities.
- The life expectancy of Aquasplash; the medium-term end of its lease and that of other waterfront facilities.
- The financial sustainability of Jersey Reds and the acknowledged need to improve its stadium and ancillary facilities.
- The success of Jersey Bulls and the recognition that Springfield Stadium will require significant investment if it is to meet the ground requirements that future promotion will engender.
- The changes at Les Ormes and the need to develop a new primary home for Jersey Netball.
- Recognition of the importance of sport and physical activity to the wider health and wellbeing of Jersey residents.
- To determine the degree to which the Island can have a portfolio of community facilities which are financially sustainable for the longer term.

⁴ [Sports Facilities Delivery Report](#)

⁵ [Inspiring Active Places Strategy \(2021\)](#)

In addition to these drivers, the strategy also explores the interrelationship with the strategic priorities, common themes and ongoing initiatives of the 2018-2022 Common Strategic Policy and takes account of the needs of key sports and the contribution that sport and physical activity makes to the wider physical and mental health and wellbeing of islanders. Ultimately, the study sets out clear recommendations about where the Government should invest in its community sport and physical activity infrastructure, and this has helped to provide the context for site assessment.

Health facilities

With explicit recognition of the changing landscape of healthcare requirements in the island, the new Jersey Care Model for Health and Community Services¹ was published in Autumn 2019, setting out a number of reforms to healthcare provision that will be delivered over the next five years. At the core of the Jersey Care Model lies a proposal to shift the delivery of some health and social care services into the community, enabling the hospital to focus on specialist and emergency care, intensive care and maternity services. The focus is to be on preventative care.

A key step in the delivery of the Jersey Care Model is the provision of a new general hospital to serve the island – Our Hospital. This critical strategic project is being progressed and the preferred location and site for this and associated infrastructure, has already been agreed by the States Assembly.⁶ The delivery of the Our Hospital project will facilitate a subsequent review of the health estate relative to revised requirements.

Open space

The ICS identifies specific pressures for different types of open space provision in different parts of the island; and notes that, with continued growth in the island's population, there will be continued demand for open space, in particular for parks, amenity greenspace and play space.

It recommends that access to high quality public space should be prioritised in areas that might experience a higher proportion of growth over the plan period (which is likely to include St Helier).

The assessment of sites for the purposes of open space provision have been considered against this context.

⁶ [P.123/2020 Our Hospital Site Selection: Overdale](#)

Stage 2: site assessment process

(a) Call for sites

In order to inform the development of a supply of land and development opportunities as part of the Island Plan Review a 'call for sites' was initiated whereby landowners, developers and others were able to register sites to be considered for development, or protection from development, in the Island Plan. In the case of land for community infrastructure, this has also included government departments.

This process, which ran from December 2019 to February 2020, generated over 400 individual submissions, the majority of which put forward sites for consideration for future housing development. A number of sites were, however, put forward for some form of community-related use; or, as part of their assessment for other uses, have been considered relative to their ability to support the objectives related to meeting identified community infrastructure or open space needs.

Where sites have been put forward for a range of alternative uses, which might include a form of employment use or housing, these have been considered separately. The consideration of these sites for the development of homes or employment land has been separately assessed as part of a Housing land availability and assessment of sites report and an Employment land assessment of sites report.⁷ The subject of this report is only to consider the proposed use of these sites for community infrastructure uses and open space.

It is important to note that the inclusion of a site in this assessment, or a recommendation that it be considered for inclusion in the draft Island Plan, does not indicate that it will be allocated for this purpose or that it will successfully obtain planning permission for a particular use. Similarly, the exclusion of a site in the assessment does not in any way preclude future development, providing it meets the planning policy framework that exists at the time a site comes forward. The call for sites exercise is not the appropriate forum for assessing individual development proposals: that is the function of the planning application process.

(b) Site suitability assessment

Unlike housing development, which has the potential to take place in a variety of different locations within a defined spatial strategy, the development community facilities or the provision of open space has more exacting spatial requirements in that, in most cases, it needs to be related to an existing community facility, such as a school; or it needs to be in a location where it can serve a particular local community.

For the community sites within scope of this assessment, consideration of their suitability has involved an identification and review of the fundamental planning constraints relative to the context of each site, such as landscape and heritage; and also an analysis as to how the community may benefit from its potential development or protection. These assessments are made in-light of relevant Government of Jersey strategies and standards that already exist, and other spatial planning-specific evidence.

Each assessment has involved desk-based GIS analysis, research of relevant planning histories and the undertaking of site visits, before a recommended course of action has been described. This recommendation summarises whether or not a spatial designation and/or bespoke policy response should be made in the bridging Island Plan.

⁷ Housing land availability and assessment of sites; and Employment land: assessment of sites reports: see [IPR core evidence base](#)

Section three: summary and conclusions

The call for sites process and the subsequent assessment of submissions has presented a range of proposals across a range of community and open space uses, which have been considered relative to the anticipated level of demand of the bridging plan period and the emergent policy directions of the draft plan. The key themes, and subsequent recommendations arising from this review and assessment, are set out below.

Site assessment outcomes

Education facilities

A number of proposals have been made to support and address existing deficiencies in the education estate. As a result of this, specific recommendations are made to designate and safeguard land for education use to support the provision of outdoor space at Grainville, Jersey College for Girls, Les Landes and St John's Schools.

Land is also proposed to be safeguarded to enable a review of the provision of services and facilities at Mont à L'Abbé School.

Haute Vallée and First Tower Schools are sites safeguarded in the 2011 Island Plan, and in the absence of any change in need, these are proposed to be maintained as safeguarded sites.

The infrastructure requirements for education in the island will be kept under review during the plan period of the bridging Island Plan relative to the work to undertaken related to education reform and a review of the education estate.

Sports facilities

In light of the recent emergence of the Inspiring Active Places Strategy⁵, which sets out a new vision for the provision of sport and activity across the island, the bridging Island Plan will need to provide flexibility in order to be best able to respond to the potential emergence of specific proposals during the short-term plan period of the bridging Island Plan. In this respect, and as a result of this site assessment process, it is recommended that sport and recreation enhancement areas are identified and designated at Les Quennevais Sports Centre and playing fields; Le Rocquier; Springfield and Jersey Rugby.

Health facilities

The key focus for health facilities during the bridging plan period will be the delivery of the Our Hospital project. The future use of existing health sites – at St Saviour's Hospital and the current General Hospital, have been raised within the context of this site assessment exercise.

Both of these sites remain in active use and their re-use and re-purposing will need to be considered within the context of the future requirements of the public estate and the island's development needs. The future re-use and redevelopment of both will be the subject of supplementary planning guidance, which will involve community consultation and engagement as part of its preparation.

Open space

A number of opportunities to enhance open space provision have been identified through this site assessment process and recommendations are made to explore the potential to deliver improved countryside access at Grands Vaux; and a country park to serve St Helier at Warwick Farm. It has also prompted a review of the use of land parcels at the Steam Clock site in St Helier; and Field O630 in St Ouen's Village, both of which are recommended for designation as protected open space.

Appendix 1: site assessments

Important note:

It is important to note that the inclusion of a site in this assessment, or a recommendation that it be considered for inclusion in the draft Island Plan, does not indicate that it will be allocated for this purpose or that it will successfully obtain planning permission for a particular use. Similarly, the exclusion of a site in the assessment does not in any way preclude future development, providing it meets the planning policy framework that exists at the time a site comes forward. The call for sites exercise is not the appropriate forum for assessing individual development proposals: that is the function of the planning application process.

****All maps:** not to scale and North always to the top of the map

Parish: St Saviour		Ref: IP-160643249	
Site: Field No. S367			
Zoning: (2011 IP / rev. 2014): Green Zone	Current use: Agricultural: Unconditional. Good quality land	Suggested use/designation: Proposed extension to Grainville School playing fields	Site area: 1.6ha
Character area: E4. Southern Plateau and Ridges Farmland (JILSCA)	Character type: E4. Southern Plateau & Ridges Farmland (JILSCA)	Listed building or place?: No	Availability: Immediately
Map:			
<p>Summary of proposed use:</p> <p>Proposed educational use as a playing field for Grainville School.</p> <p>Assessment:</p> <p>The site is situated to the north-west of the existing Granville and FCG school sites and is presently accessed off of La Rue de Deloraine, and via a gate from the school grounds. The field is not subject to agricultural conditions or restrictions and lies adjacent to the existing playing field provision to the south. To the north and west, the land slopes off steadily into the Grands Vaux valley (D1 – Southern Valley character-type).</p> <p>There are other existing playing fields (not owned by the school) that lie beyond the school building in an elevated position to the south, accessed off St Saviours Hill.</p> <p>The existing sports field allocated to Grainville School is undersized and does not currently meet the needs of the school which has a current population of 713 students. This population is expected to rise towards 800 by the mid-2020s.</p> <p>Building Bulletin 98 states the minimum recommended area for a pitch in a secondary school of 700 pupils is 34,500sqm. The current school pitch is 9,200sqm and the proposed space would provide approximately an additional 6,420sqm, giving a total area of 15,620sqm.</p>			

There are other playing fields in the area, including the public Grainville playing pitch to the south-east which is in close proximity, but which lies in elevated position several metres higher than the school.

The school does not consider this site as appropriate to meet the school's needs and a representative from CYPES has supplied additional information in support of this position:

"...Although the playing field is situated within walking distance to the school it requires a walk through a car park and across a road which highlighted safety concerns to the staff and students. It is approximately a 10-minute round trip from the school which although may be considered a short distance to walk it reduces the teaching and learning time which is essential in order to deliver the full curriculum. Grainville are currently not utilising the public playing field available to them because of the risks and safety concerns, furthermore they do not consider it viable or manageable due to the time it takes to escort a group of students from the changing rooms which are situated at the opposite side of the school..."

Field S367 is immediately adjacent to the existing school field. Field S367A to the west could also be considered for this purpose, however its size, sloping-pitch and proximity to the Listed residential property at Swan Farm makes it less favourable in planning terms due to potential impact on the setting of the Listed Building and amenity impacts upon the occupants of Swan Farm.

In terms of loss of agricultural land, Field S367 is presently used for commercial agricultural purposes. Whilst its loss would be regretted, the impact of the loss is considered to be balanced by the benefit to the school. It is recognised that the school field proposal may lead to a land-lock of the remaining agricultural land in the north and west (fields S367A, S367B, S370, S502, and S506, S369, S368, S365). This potential loss would be significant and would be disproportionate to the gain otherwise expected for the school. To safeguard against this loss and the further fragmentation of the countryside and agricultural land assets, any designation made in the Island Plan should be conditional to ensure that agricultural access to the remaining fields is maintained.


In terms of impact upon landscape character, some impact is expected, especially to the rural aspect enjoyed from La Rue de Deloraine, and some longer-range views from the west. However, it is considered that this impact can be ameliorated through well-designed boundary treatment, which would need to be assessed as part of the future planning application. It is noted that school is not proposing the use of flood lights given that will not be necessary during the school day.

Field S367 is not listed and is not known to have any archaeological value.

Given the topography of the field, and how it slopes more notably at its outer extents, particularly at the western end, the area designated for education use should be the minimum required to accommodate a new playing pitch. This will help to limit the extent of landscape impact as a result of cut-and-fill or other site levelling works.

In light of the above, it is clear that there is an existing deficiency in the provision of outdoor space at Grainville and this could be reduced through the extension of the existing facility through the use of S367, subject to a detailed assessment and mitigation of landscape impact through the planning process. Any safeguarding of the site for this purpose should be conditional on maintaining access to other agricultural fields and prohibiting the use of floodlighting. Whilst the site is immediately adjacent to the built-up boundary, it is recommended that the site should remain in the Green Zone.

Recommendation:	<ol style="list-style-type: none">1. Designate part of field S367 as safeguarded for education use, conditional on agricultural access to the adjacent fields being maintained. <p>For the avoidance of doubt, no change to the built-up area boundary is included with this proposed designation.</p>
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Parish: St Saviour		Ref: IP-163374933	
Site: S800 and S801			
Zoning: (2011 IP / rev. 2014): Green Zone	Current use: Agricultural land: (unconditional)	Suggested use/designation: School playing field OR Ancillary amenity space	Site area: 1.4ha
Character area: C1. Grouville - St Saviour (JILSCA)	Character type: C. Escarpment (JILSCA)	Listed building or place?: Grade 1 Listed Place (SA0318)	Availability: Immediately
Map:			

Summary of proposed use:

Proposed change of use of agricultural land to school playing field, to serve JCG primary and secondary schools. (which will require a 'cut and fill' to enable the use)

OR

Ancillary amenity space to serve the schools (which will not require a 'cut and fill' to enable the use)

The Call for Sites process identified this site as a proposed school playing field, which has also been subject to a recent planning application (P/2018/0875 - withdrawn). During the site assessment process and in light of the planning challenges on the site, JCG and CYPES have agreed for this assessment to also include consideration of a restricted amenity space designation.

Assessment

Fields S800 and S801 lie to the east of the existing JCG secondary and preparatory school sites and are not subject to agricultural restriction under the Agricultural Land (Control of Sale and Leases) Law, although they do have a long history of agricultural use. The site slopes down from west to east, with a variable 7-9m difference in levels across S800, and a steeper slope into S8001 (levels unavailable). Residential development is situated to the north and south. The change in levels mean that any proposed used for playing fields would require enabling 'cut and fill' to make the site level and serviceable for sports activities.

The site is Grade 1 Listed Place (SA0318), forming part of the Les Varines archaeological site. The listing statement of significance states:

"An Upper Palaeolithic occupation site dating from towards the end of the last glacial period, possibly by people of the Late Magdalenian culture. As the only Upper Palaeolithic site in Jersey it is of the greatest importance to the archaeological heritage of the Island. The archaeology present is also of international significance and is unparalleled in Britain or north west France. The site sits in a landscape with excellent preservation of high-level marine and intertidal deposits as well as head deposits with the potential to preserve both earlier and later Prehistoric archaeology"

A planning application for an investigative archaeological evaluation was approved in December 2020 (P/2020/0477). The purpose of this evaluation is to understand whether or not there is indeed important archaeology that could be harmed by any future levelling of the site. At the time of this assessment, the investigation had not started.

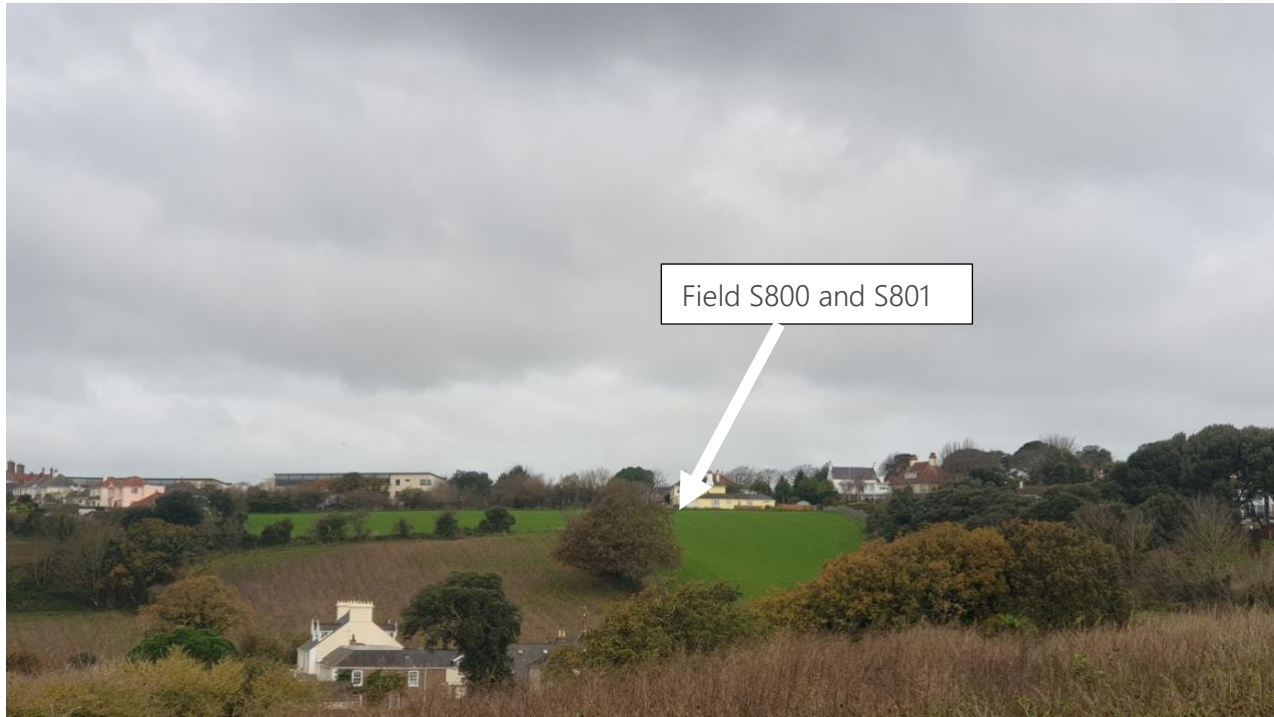
The development of both JCG and JCG Preparatory schools have been such that both schools are deficient in amenity and outdoor sports space, falling significantly below the Department for Education and Skills Building Bulletin 98 and 99 standards. The schools rely on site sharing with the nearby Victoria College and negotiate some access to playing fields in order to deliver the PE curriculum and extra-curricular activities.

A response from CYPES confirmed that the current combined campus of JCG and JCP has access to 6,400 sqm of shared outside space for physical education, which falls well below the DfE guidelines of 39,310 sqm for schools of this size. The current JCG campus offers a mere 320 sqm of social and informal green space, which falls well below the DfE guidelines of 2,076 sqm for a school of this size. Presenting the data as one campus, JCP has an added 946 sqm bringing the total for both schools to 1,266 sqm - still well short of the recommended area.

The schools were developed in this location on the understanding that site sharing for these activities will be required, representing an efficient use of the outdoor space that is available nearby. Whilst some access to the adjacent Victoria College facilities is secured, it is not clear as to whether this represents the optimal use of outdoor education space, including College Field and Heathfield, in the

locality. Notwithstanding this, it is agreed that this current arrangement puts pressure on the school and limits their ability to enhance the delivery of the curriculum and offer a broad range of activities for their students.

The Integrated Landscape and Seascape Character Assessment identifies this site as being within the C1. Grouville - St Saviour Escarpment character areas. The site is highly visible across long range views, particularly across Les Varines, as seen below:



The Integrated Landscape and Seascape Character Assessment provides the following management guidance for this character area:

- Protect the open, predominantly undeveloped, sweep of the escarpment which provides physical containment for the coastal plain below
- Protect the settings of archaeological sites along the crest of the escarpment.
- Protect the steepest parts of the landform from new development, especially where buildings could breach the skyline.
- Protect the rural character through sensitive treatment of property and field boundaries. For example, avoid close-boarded fences and ornamental railings
- Restrict development which will be visible on the scarp top, or on the steepest or most prominent slopes. This includes extension and redevelopment of existing sites and buildings
- Any new development (including extensions and redevelopment of existing sites and buildings) should relate to existing development, and not be in visually-prominent locations.
- Ensure that lighting is designed to minimise light pollution, and avoid floodlighting

It is recognised that the wider area is heavily constrained by development, and there exists little option for alternative sites to support the school in providing improved outdoor space for its students. Fields S800 and S801 are no less constrained, forming part of a Grade 1 listed place in a highly prominent and sensitive position on the escarpment, whilst flanked by residential development and also recognised as valuable to commercial agriculture.

In light of these considerations, there are significant planning challenges to the use of the site as a sports field due to the extent of 'cut and fill' that would be required to enable such use, the likely enclosure requirements and retaining structures, and the impact these will have on the sensitive escarpment landscape.

The extent of heritage impact, whilst already designated a Grade 1 Listed Place, can only be fully determined through appropriate archaeological investigation.

Whilst the space needs of the school are recognised, the school is able to deliver the curriculum through the existing site-sharing arrangements, which may also have potential to be further expanded to optimise the use of other adjacent school playing field facilities, despite the inconvenience of doing so.

However, in respect of the loss of agricultural land that would be caused by a change of use on this site, the loss is not considered to exceed the potential gain to the school, and therefore the community. On this basis, the loss of agricultural land *could* be accepted, if the other planning issues are able to be overcome.

In considering the alternative to provide what would be a less intrusive option for incidental school amenity space, this is not considered to present the same planning challenges as development for a sports field. This use would not require 'cut and fill' and would therefore not lead to the same potential impact upon a Grade 1 Listed Place or character of the escarpment, with a gentler treatment to boundaries. The consideration of any other development which may be required to enable an amenity use of the land would need to be assessed through a planning application process. On this basis, it is considered appropriate to safeguard the site for potential use as incidental outdoor amenity space only, subject to there being limits relating to future development.

In terms of site access, a planning application (P/2019/0682) for a bridge link between JCG and JCP was approved in 2019, which will provide a safe route from the secondary school, through the preparatory school and beyond to the fields.

It is noted there is a planned CYPES review of the education estate yet to take place, which may assist in the identification of alternative solutions to the school's sports space needs, without causing permanent harm to the sensitive landscape or heritage interests of fields S800 and S801.

Recommendation:

1. Limited designation of S800 and S801 to safeguard the site for potential use as school amenity space.
2. For the avoidance of doubt, no change to the built-up area boundary is included with this proposed designation.

Parish: St Helier		Ref: : IP-173642406	
Site: H1256 La Pepiniere St. Helier			
Zoning: (2011 IP / rev. 2014)	Current use: Agricultural: (unconditional) -Good shape & good quality land	Suggested use/designation: Education (70% of field only)	Site area: 1.8 ha
Character area: E4. Southern Plateau and Ridges Farmland (JILSCA)	Character type: E: Interior Agricultural Plateau (JILSCA)	Listed building or place?: No	Availability: immediately
Map:			

Summary of proposed use:

Site received through Call for Sites process (not brought forward by CYPES in the call for Sites) for housing and an offer for part of the site to be released to Mont à L'Abbé school.

The field measures approximately 1.8 hectares and is lies to the north of the north of La Pouquelaye, immediately adjacent to the built-up area boundary, at the south-east edge of the existing Mont à L'Abbé school site.

Assessment:

This assessment only deals with consideration of the use of the land as part of an extension to the Mont à L'Abbé school site. The site has been assessed for the possible delivery of affordable housing but was not been selected for that purpose. For the outcome of the housing assessment, refer to the housing site assessment report.

There are existing spatial requirements known for Mont à L'Abbé school (which is a special educational needs school), where there is an ambition to expand and consolidate Mont à L'Abbé onto a single campus to enable the staff to deliver the 0-19 curriculum, as well as to provide for the growing need to offer a respite care provision in the island.

The 2022 Government Plan states: *"Due to the increased pupil numbers and overcrowding at Mont à L'Abbé there have been considerations about the options for expanding both the Primary and Secondary Schools. The*

current proposal would consider ways to expand the provision on a single campus to enable the staff to deliver the 0-19 curriculum, as well as provide for the growing need to offer a respite care provision in the Island".

In order to deliver this, CYPES have confirmed that 70% of the site is required for education use to accommodate the development needs of the school.


Field H1256 lies immediately to the south-east of the school and is presently in agricultural use. There is some residential development along the remaining part of the western boundary of the field. Access to the field is presently via Highfield Lane, though if the field were to be designated for education use, it could be accessed via the existing school grounds and would allow for a physical extension to the school to be created.

As the only available land adjacent to the school, field H1256 presents a one-off opportunity to achieve the aspiration to extend the school and achieve an integrated campus. The site is well connected to the existing built-up area and is not in a highly prominent position, with limited views to the site from only the properties that surround the area and from Highfield Lane. Highfield lane itself is an attractive green lane, and the ability to retain 30% of the site to the southern edge will provide an important landscape buffer.

With regard to impact on residential amenity, it is to be expected that there will be some impact upon the properties to the western edge of the site, in particular. However, these impacts will be largely dependent on the final design and use of the site for education use and this should be tested and managed through the design and planning application process.

Recommendation:

1. Designate 70% of the site (north) for education use.

Parish: St Brelade		Ref: IP-174218188	
Site: Field No. B246 La Route des Genets			
Zoning: (2011 IP / rev. 2014): Green Zone	Current use: Agricultural: Full Agricultural Conditions attached. Good quality land.	Suggested use/designation: Housing and school use	Site area: 1.15 ha
Character area: E1. Western Coast and Headlands Farmland (JILSCA)	Character type: E: Interior Agricultural Plateau (JILSCA)	Listed building or place?: No	Availability: Immediately
Map:			
<p>Summary of proposed use and context:</p> <p>Site received through Call for Sites process (not brought forward by CYPES) primarily for housing and including a suggestion that part of the site could be ceded to Mont Nicolle school to improve its available space (suggested for access and parking provision).</p> <p>This assessment only deals with consideration of the use of the land as part of an extension the Mont Nicolle school site and the housing assessment report should be referred to for the assessment of the site for housing.</p> <p>Assessment:</p> <p>Children Young People, Education and Skills (CYPES) have confirmed that this site not required for educational purposes to support Mont Nicolle. Community site assessment has not progressed on this basis. Refer to separate housing assessment for consideration of housing proposal.</p>			
Recommendation:		1. Do not designate for community/education use	

Parish: St Ouen		Ref: IP-178019125	
Site: Field O782 & O783			
Zoning: (2011 IP / rev. 2014): Partial designation as protected education site (0.3ha of O782), remainder Green Zone	Current use: Agricultural: (unconditional) – Good quality land	Suggested use/designation: Space for school expansion / School Playing Fields	Site area: (varies)
Character area: E1. Western Coasts and Headlands Farmland (JILSCA)	Character type: E: Interior Agricultural Plateau (JILSCA)	Listed building or place?: No	Availability: Unknown
Map:			
<p>Summary of proposed use and context:</p> <p>Site received through Call for Sites process (not brought forward by CYPES). The submission states:</p> <p><i>"This request must be considered alongside the Strategic Paper and Plan submitted for the Parish of St Ouen.</i></p> <p><i>Field O782 has a boundary with the playing field of Les Landes School and offers an opportunity to provide for future expansion needs for the school. At the same time and if the adjoining Field O783 was rezoned there is the potential to provide for any identified housing need...."</i></p> <p>A further submission on O783 has been submitted, relating only to housing.</p> <p>This assessment only deals with consideration of the use of the land as part of an extension to the Les Landes School and the housing assessment report should be referred to for the assessment of the site for housing.</p>			

Assessment

The fields lie to the west of Les Landes School, with part of Field O782 being already designated for educational use in the Revised 2011 Island Plan. Field O783 currently is largely covered by a number of polytunnel structures.

Les Landes School already has the benefit of O782 being designated for future educational use in the current Island Plan. Children Young People, Education and Skills (CYPES) have confirmed that the remaining parts of O782 or O783 are not required for educational purposes to support the future development of Les Landes School. The community site assessment not been progressed on this basis. Refer to separate housing assessment for consideration of housing element.

Recommendation:

1. Maintain existing designation
2. Do not designate remaining part of O782 or O783 for community or education use.

Parish: St John		Ref: IP – 180309345 (Housing) IP – 177077384 (Natural)	
Site: Field J525			
Zoning: (2011 IP / rev. 2014): Part Green Zone and Part Safeguarded for educational use	Current use: Agricultural: (unconditional) - Good quality land	Suggested use/designation: Education Housing Protection	Site area: 0.2 ha Education (0.6 ha) Housing
Character area: E2 Coast Farmland (JILSCA)	Character type: E. Interior Agricultural Plateau (JILSCA)	Listed building or place?: No	Availability: Immediately
Map:			
<p>Summary of proposed use:</p> <p>Site received through Call for Sites process (not brought forward by CYPES). Two submissions have been received:</p> <p>IP – 180309345 (landowner) submission states:</p> <p><i>The site has recently subject of a public inquiry. We are registering the site for consideration for re-zoning in the new Island Plan in the event that the application is turned down by the Minister.</i></p> <p>IP-177077384 (interested person) submission states:</p> <p><i>..... I wish this field to remain a site for agricultural use only. We must protect precious green fields from development. With global warming there is the need to produce local food for the island instead of importing food.</i></p> <p>Assessment:</p> <p>This assessment only considers part of the site for education use or protection, with considerations for housing being dealt with under the housing site assessments.</p>			

Field J525 lies to the south of St John's school, with part of Field J525 being already designated for educational use in the Revised 2011 Island Plan. CYPES confirm that this part of the field is still required for education use.

The site has been subject to a recent Public Inquiry (Planning Application: P/2019/1183) and has subsequently been granted planning permission for a school playing field and the development of 16 homes. Whilst this planning permission for the school's field exists, it is still necessary to consider the site for ongoing safeguarding for educational use in order to secure the site and allow future amended planning applications to be made within the parameters of the Island Plan.

With regard to the request the site be considered for protection as a field (its existing use), the land had already been safeguarded for educational use, but does otherwise remain in agricultural use until such a time that the development comes forward. Consideration for the development of the remaining part of the field for housing is not considered in this assessment but does form part of the housing site assessment, where a balanced assessment relative to island needs has been undertaken.

Recommendation:

1. Maintain existing education site designation

Parish: St Brelade		Ref: KKP: Le Quennevais	
Site: Les Quennevais Sports Facility			
Zoning: (2011 IP / rev. 2014) Built-up Area Protected Open Space	Current use: Sports and Leisure, Protected Open Space	Suggested use/designation: Comprehensive re-development of site	Site area: 16Ha
Character area: Urban area	Character type: Secondary urban centre	Listed building or place?: No	Availability: Immediately
Map:			
<p>Summary of proposed use:</p> <p>Proposed phased and comprehensive redevelopment of the existing site, including demolition and replacement of the existing facility.</p> <p>Whilst this site assessment does not deal with the detailed proposal, the KKP Report highlights that the redevelopment could involve:</p> <p>Phase 1: 4 netball court frame and fabric facility, full size floodlit 3G pitch, skatepark</p> <p>Phase 2: 8 lane 25 m swimming pool, teaching pool, splash pad, 100 station fitness suite (500 m²), aerobics studio (40 people), spin studio (20 bikes) Holistic studio (20 people), multi-purpose studio (martial arts), 8 court sports hall (with retractable seating), permanent gymnastics facility (recreational), 2 squash courts.</p> <p>Ancillary facilities: café, branch library, space for health facility, community hall/rooms, improved car parking capacity and layout, nursery with outdoor play area, creche</p>			

The phasing reflects a highlighted need to deliver the netball and skatepark facilities as a priority, but also an opportunity to deliver a community 3G pitch to meet the training and fixture requirements for football clubs, thus taking pressure off existing grass pitch sites.

The subsequent demolition of the existing facility is, in outline, intended to facilitate additional parking for the larger facility.

Assessment:

The existing site is a large and well-established sports and leisure facility comprising buildings and structures, outdoor sports courts and open space, and parking. The entire site lies in the Built-up Area, most of which is currently designated as Protected Open Space in the Revised 2011 Island Plan. Whilst the existing facility serves all islanders, it is considered to be a key community facility to serve the residents of the western parishes specifically.

In the wider context, the Railway Walk lies immediately to the south of the site, and edge of Les Blanchés Banques SSI to the north. More widely, the site is flanked by residential development to the east and south, the former Les Quennevais school site to the south-west and the St Brelade Communiqué and Les Quennevais Evangelical Church to the east.

The principle of redeveloping the site to enhance the existing facility is acceptable and the benefits of a regeneration and growth of this important sports facility for the community are well recognised. With good design, the size of the site lends itself well to future reconfiguration, without causing unacceptable harm to neighbouring uses. In the progression of future plans for the site, however, great care will need to be taken to ensure that both the proposed intensification of use and siting of new buildings will not create tensions by virtue of noise and/or light pollution, or excessive traffic movements, in what is otherwise a residential area. Equally, any redevelopment will need to consider its proximity to the ecological SSI and may require impact mitigation measures. These issues can be managed through the planning application process.

It is noted in the KKP report that the existing building will be demolished to make way for new and extended parking, however the automatic supposition that this will be appropriate or necessary is not agreed and any future development proposal will be expected to include a detailed transport plan, designed to meet the objectives of the Sustainable Transport Policy, as will be specified by the associated policies of the bridging Island Plan. Again, this issue should be managed through the planning process, but it is considered appropriate for there to be additional policy emphasis around the delivery of sports facilities to ensure that traffic impact and sustainable transport are key considerations.

The current designation as Built-up Area, if maintained, would mean that this site will not need any specific designation in the new Island Plan in order for it to be re-developed. There will however be tensions, given that much of the site is also designated as protected open space. It is proposed to maintain the kdesignations as-per the current Revised 2011 Island Plan, but to also identify the site as a 'sports and recreation enhancement area', which should include policy emphasis on the overall support towards the principle of further developing the site for sport, in recognition of not only the benefits to the local community, but also how the redevelopment of this site is intended to act an enabler for other sports and recreation sites to be developed. This extra designation should provide policy context to the decision maker, particularly in the event of there being a development tension on area designated as protected open space, in light of the need to consider the wider community benefit before granting consent for the loss of protected land.

Recommendation:

1. Identify the site on the Island Plan proposals map as a 'sports and recreation enhancement area'

	2. Note the need for wider policy mechanisms to manage intensification of the site and amenity impacts upon neighbouring uses.
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Parish: St Clement		Ref: KKP: Le Rocquier	
Site: Le Rocquier			
Zoning: (2011 IP / rev. 2014) Built-up Area Protected Open Space	Current use: Playing fields serving adjacent secondary school	Suggested use/designation: Proposed mixed use community wellbeing hub	Site area: 2.8ha
Character area:	Character type: N/A	Listed building or place?: Adjacent to Seaforth-G3 Listed & Le Hocq Railway Bridge-G3 Listed	Availability: Immediately

Map:



Summary of proposed use:

Proposed community wellbeing hub to serve the east of the island, accommodating a large health and fitness facility in addition to health outreach facilities for local residents. This is proposed with the objective to enable a range of services to come together, delivering a holistic approach to sport and physical activity for the health and wellbeing of residents.

Whilst this site assessment deals only with the principle of the site being developed and not the detail, the KKP Report suggests a proposed 8-badminton court sports hall with retractable seating, full size, floodlit 3G pitch, permanent specialist gymnastics facility, 100 station fitness suite (500 m²), aerobics studio (40 people), spin studio (20 bikes), holistic studio (20 people), multi-purpose studio (martial arts), 3 x squash courts. Ancillary facilities will include a creche, changing rooms, storage, café and space identified to accommodate a 'closer to home' health and community facility.

Assessment

The site is presently used as school playing fields to serve the existing school to the north, with residential development to the south east and west boundaries. The existing school sports facility lies

to the immediate north towards the western-end of the site. It is noted that the playing fields were created to serve the school upon its redevelopment approximately 15 years ago, having previously been used for agriculture.

It is proposed that the new facility will replace the existing school sports facility serving Le Rocquier School and during school hours, school use will be prioritised. It is suggested that part of the existing school sports field will be required to accommodate the structure and potentially a new 3G pitch towards the east.

The current Island Plan designates the playing fields as Protected Open Space, and any redevelopment of the school site itself would be subject to the policy tests established by 'SCO1 Educational facilities', wherein it states:

"The redevelopment of public or private educational sites and facilities for alternative uses will not be permitted except in exceptional circumstances and only where it can be demonstrated that the premises are surplus to public and private educational requirements and the wider community need."

Unlike the west, the east of the island does not have the benefit of a strategically located sports and fitness facility, and therefore there is currently a need for eastern-parish residents to travel to town - or further - to access similar facilities. The KKP report of 2018 and the more recent feasibility study of 2020 recognises the community need for a facility in the east, and also highlights the wider potential benefits of a dual-use site, such that the school will benefit from a new and expanded facility whilst also supporting the 'closer to home' initiative and implementation of the Jersey Care Model. It is on this basis, that the principle of the proposal has the potential to be considered acceptable within the parameters of the current Island Plan policy framework, given a clear wider community need and benefit.


Whilst the design, scale and siting of the proposal is not yet determined, there is some concern that accepting the principle of the development could inadvertently compromise the school and their access to outdoor open space. The Island Plan seeks to address outdoor space deficiencies in schools by safeguarding new sites, and it would be counterintuitive to allow the development of the school asset, if it would then put pressure on the school to seek additional space elsewhere. On this basis, it is recommended that the new policy framework for education facilities (SCO1 equivalent) should seek to ensure that the impact of any proposed development on the current or future outdoor space requirements of the school is a material consideration.

As the fields are designated as Protected Open Space, and it is not suggested that this level of protection should be diminished, it is recommended that the new Island Plan should identify the site as a 'sports and recreation enhancement area', in recognition of not only the benefits to the local community, but also how the redevelopment of this site is intended to act an enabler for other sports and recreation sites to be developed. This extra designation should provide policy context to the decision maker, particularly in the event of there being a development tension on the area designated as protected open space, in light of the need to consider the wider community benefit before granting consent for the loss of protected land.

Recommendation:

1. Identify the site on the Island Plan proposals map as a 'sports and recreation enhancement area'
2. Note the need for wider policy mechanisms to manage intensification of the site and amenity impacts upon neighbouring uses.

	3. Ensure that the new policy SCO1 equivalent (education sites) includes a test for considering impact upon a school, in the case of new or alternative development being proposed on an education site.
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Parish: St Helier		Ref: KKP: Springfield	
Site: Springfield			
Zoning: (2011 IP / rev. 2014) Built-up Area Protected Open Space	Current use: Sports stadium and playing pitch	Suggested use/designation: Redevelopment of existing facility to include community health and wellbeing facility	Site area: 2ha
Character area: Urban area	Character type: N/A	Listed building or place?: No (Note: significant level of listed properties on South edges of site)	Availability: Unknown
Map:			

Summary of proposed use:

Proposed redevelopment of the existing stadium and leisure facility, subject to an alternative site for the stadium being brought forward. (see "Existing Jersey Rugby site and associated playing pitches" site assessment).

Whilst this assessment only deals with the matter of principle and not the detail, the KKP report suggests that the space vacated by the current stand and hospitality area may include a larger health and fitness suite, three group fitness studios, a new children's soft play facility, a community health and wellbeing facility, two floodlit 3G 5-a-side pitches, improved car parking for the site.

Assessment

The site lies to the north of town and is a well-established sports facility and stadium serving the Island's football community, offering also fitness equipment and classes for Islanders. The existing building to the east accommodates a grandstand and hospitality area for football events, a café, fitness studios and changing facilities. The site also includes an outdoor children's play area, a 5-a-side

court and parking. The site is heavily constrained considering the nature of its use, being immediately surrounded by residential development to the south, east and west, and the ring road to the north.

The wider north of town area has a high residential population but is recognised as being deficient in public space, even following the opening of the Millenium Town Park in 2011. There is a high proportion of HMOs and bedsits in the area - most of which do not have access to private or communal outdoor space – and thus compounding the need for high quality and accessible public space for the health and wellbeing of local residents. Despite this, aside from the children’s play area and a small amount of green space to the north, the majority of the existing Springfield site is not freely available for public use with both the playing field and 5-a-side court being caged and locked.

There is recognition of the success of Jersey Bulls (football) and that Springfield Stadium will require significant investment if it is to meet the ground requirements that future promotion will engender. In light of the similar pressures being experienced as a result of the success of the Jersey Reds (rugby), but not being able to justify two sports stadiums on the island, it is suggested that the Springfield facility is replaced by a larger facility that is able to accommodate both sports. The existing Springfield site has been concluded in the KKP assessment as being too small for such a facility, not least due to the proximity to existing residential development and likely increase in noise and light pollution. These concerns are shared, and it is therefore agreed as appropriate to pursue the larger stadium option elsewhere on the Island.

The KKP feasibility study highlights a vision for Springfield to become a smaller, more compact community health and wellbeing facility, offering a combination of indoor and outdoor sports facilities, health and fitness as well as a community health premises and a soft play facility and café. The suggested key ‘gain’ for the Island is that the stadium pitch is replaced by two small sided 5-a-side pitches and the rest of the site a community park, with the potential for a destination outdoor play facility. The objective is to provide a much-needed community open space within a densely populated part of the town and provide a holistic solution related to access to physical activity. In-light of the agreed pressures in the north of town area, the redevelopment of the Springfield site could present a significant opportunity to improve the health and wellbeing of the north of town residents.

As the site is already in the Built-up Area and this is not proposed to change in the new Island Plan, the proposal could be brought forward successfully within the established built-up area policy framework. However, as the site is also designated as Protected Open Space, it is recommended that the new Island Plan identifies the site as a ‘sports and recreation enhancement area’, in recognition of not only the benefits to the local community, but also how the redevelopment of this site is intended to act an enabler for other sports and recreation sites to be developed. This extra designation should provide policy context to the decision maker when considering protected open space tensions.

Identifying a special designation in the Island Plan also allows a requirement for public accessibility to be a core principle of the facilities future redevelopment. It is recommended that such a consideration should ensure that any future development that will diminish, or fail to improve, public accessibility will not be supported.

Recommendation:	<ol style="list-style-type: none">1. Identify the site on the Island Plan proposals map as a ‘sports and recreation enhancement area’2. It should be specifically highlighted for the Springfield site, that in order to support access to open space and recreation in the north of town, public accessibility should be a core principle, and development
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	<p>that will diminish, or fail to improve, the public accessibility of the site will not be supported.</p> <p>3. Note the need for wider policy mechanisms to manage intensification of the site and amenity impacts upon neighbouring uses.</p>
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Parish: St Helier		Ref: KKP: Springfield	
Site: South-west St Helier (not site specific)			
Zoning: (2011 IP / rev. 2014) Built-up Area	Current use: n/a	Suggested use/designation: Proposed swimming and fitness facility / mixed use	Site area: Unknown
Character area: Urban Area	Character type: n/a	Listed building or place?: No	Availability: Unknown
Map:	<div><div>down to start and let go to finish (Press CTRL to enable snapping)</div></div>		

Summary of proposed use:

A proposed St Helier swimming and fitness facility, to become the main facility on the Island.

As according to the KKP feasibility report, the size and scale of the health and fitness offer would be designed to accommodate the majority of Fort Regent members as well as those from the existing Fitness First facility. It would be anticipated to include an 8 lane 25m swimming pool, a large teaching pool, 1,250m² of health and fitness facility space (circa 250 stations), aerobics studio to accommodate up to 50 people, spin studio to accommodate up to 30 bikes, holistic studio (e.g. pilates, yoga, tai chi, etc) to accommodate up to 20 people, multi-purpose studio (martial arts), creche and café / vending area.


Assessment

This proposal has been suggested without a specific site identified at this stage. However, it is indicated that the location will be within the South-West St Helier Planning Framework area, which seeks to ensure a diverse and mixed-use development of the area, to serve the needs of town and wider community. On this basis, the principle for developing a new leisure offer in the area has already been accepted and it is not considered necessary to alter this position in-light of this proposal within the bridging Island Plan.

However, the importance of having a continuous and enhanced availability of swimming and fitness facilities to serve town is well recognised, and therefore, there is scope for the bridging Island Plan to more formally identify the south-west of town for this type of use, by reference within policy or on the proposals map. On this basis, it is recommended that the area is identified on the Island Plan proposals map as a 'sports and recreation enhancement area'.

Recommendation:

1. Identify the south-west St Helier area on the Island Plan proposals map as a 'sports and recreation enhancement area'

Parish: St Peter		Ref: N/A	
Site: Existing Jersey rugby site and associated playing pitches			
Zoning: (2011 IP / rev. 2014) Green Zone Protected Open Space	Current use: Rugby pitches, leisure facility and associated playing fields and parking	Suggested use/designation: Continuation and enhancement of sports use	Site area: Unknown
Character area: E4. Southern Plateau & Ridges Farmland (JILSCA)	Character type: E. Interior Agricultural Plateau (JILSCA)	Listed building or place?: No	Availability: Unknown
Map:			
<p>Summary of proposed use:</p> <p>This site is in existing sports use and has been included within the assessment of sports sites on the basis that the rugby club has faced demands for expansion through promotion over the existing Island Plan period and could be considered as an option for the location of a combined island stadium.</p> <p>Assessment:</p> <p>At the time of this assessment, there are no firm plans for a combined rugby and football stadium, which must be examined through a full appraisal of site options and these will be undertaken outside of the Island Plan process. On this basis, the assessment only deals with considerations for enhancing the site for continued rugby use and the broad principle of an island stadium on this site, on the assumption that it may be included within the site options to be appraised later.</p> <p>The area under assessment lies adjacent to the existing built-up area at Les Landes (St Peter), with all land under consideration lying entirely in the Green Zone, with the additional designation of Protected Open Space made upon the existing playing pitches. The area includes the existing Jersey Rugby Club, its clubhouse, main playing pitch and practice pitches. The area also includes the island's only ten-pin bowling leisure facility, which includes a restaurant and takeaway kiosk. The Jersey</p>			

Wonderers football club's clubhouse and playing pitches are situated to the south-east of the area under assessment.

Outside of the site, the Airport and Jersey Aeroclub building are immediately north, the new Sports Academy building to the west, residential development to the east and open agricultural land to the south.

Given that the assemblage of land identified for assessment is already within sports and leisure use, the proximity to the existing built-up area boundary and in-light of the recent development of the Sports Academy, the principle of further developing this site for sports and leisure carries significant merit.

As highlighted by the proposed spatial strategy, the nearby Les Quennevais area is to be recognised with an increased status as a 'secondary urban centre'. Whilst the site is outside of St Helier, the development and enhancement of facilities in proximity to this secondary centre can have some sustainability benefits, whereby this location for a stadium can directly benefit the community and economy of Les Quennevais, and also the proximity of Les Quennevais can benefit the use and viability of a stadium and its incidental uses.

If this site were to be considered for enhanced facilities or an island stadium use, it is likely that this will increase traffic. Management and measures to support sustainable transport should be a core consideration of any future scheme development. Policies in the new Island Plan should be well prepared to manage this in light of the Sustainable Transport Policy and carbon neutral objectives. Whilst the immediate context is likely to be relatively forgiving of further development for sports use, care will need to be taken as to the location, scale and design of new facilities. In-light of the landscape sensitivity to the south, which is entirely rural in its character (ILSCA Character Area E4. Southern Plateau and Ridges Farmland), a facility is more likely to be acceptable to the north of the site. To protect the wider character of the area, any development of the site would benefit from a strong landscape buffer.

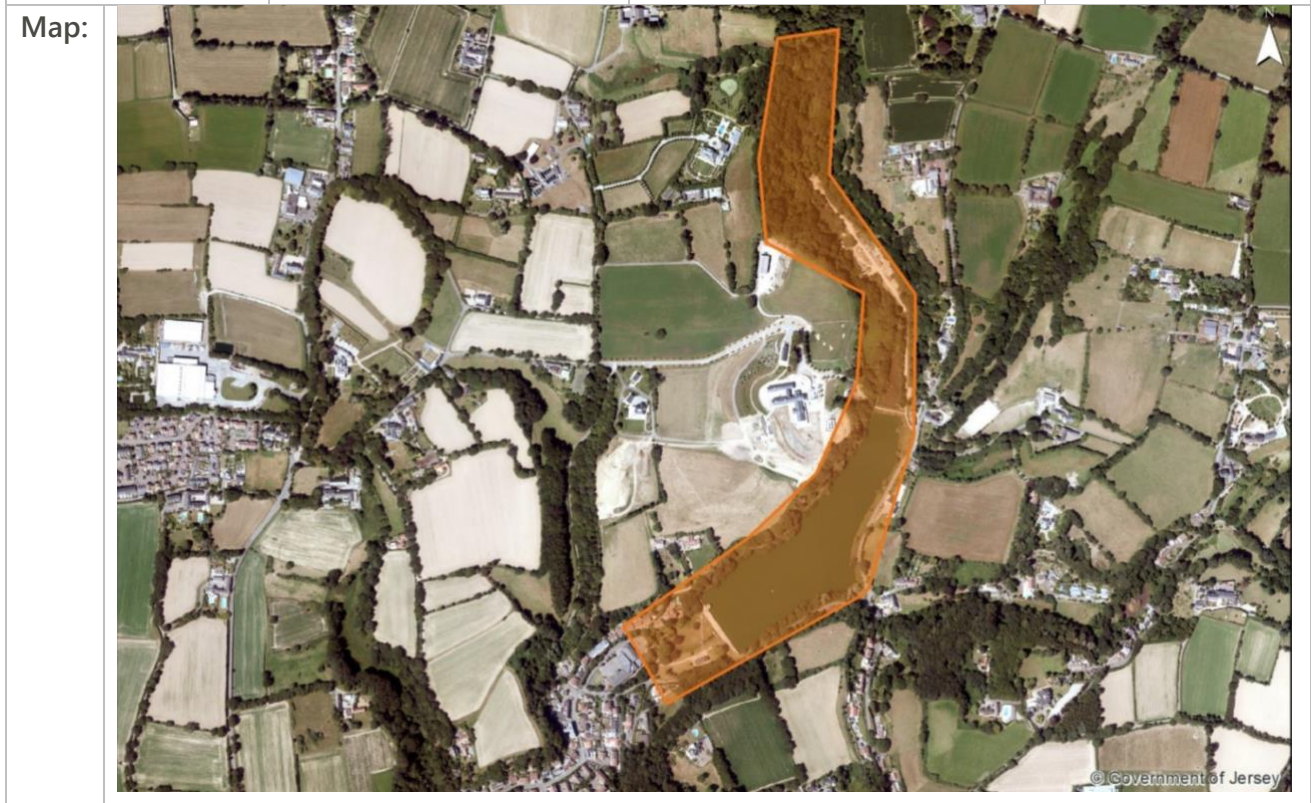
As the site is situated in the Green Zone, and this is not proposed to change, it will be necessary to include an exception to allow the development of this site to take place.. Given the strategic importance of the site to the Island's sporting community, its sustainability potential in light of the proximity to the secondary urban centre of Les Quennevais, and how it is likely that the visual impact of the development may be acceptable (subject to appropriate design, scale and location), it is suggested that an exception to allow the growth and intensification of the site could be allowed. Whilst this exception may exist, a proposed development would still be required to appropriately meet the policy tests established by the other policies of the Island Plan; this will include the management of traffic, light and noise pollution and the safeguarding of protected open space. In the same spirit as sites proposed as part of the sports facilities strategy, it is recommended that the new Island Plan should identify the site as a 'sports and recreation enhancement area', in recognition of not only the potential benefits to the local community if this site could be expanded and improved, but also how the redevelopment of this site may act an enabler for other sports and recreation sites to be developed. This extra designation should provide policy context to the decision maker when considering protected open space tensions.

Recommendation:	Identify the Jersey Rugby club on the Island Plan proposals map as a 'sports and recreation enhancement area'
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Parish: St Saviour	Ref: IP-175726044
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Site: Grands Vaux Reservoir

Zoning: (2011 IP / rev. 2014) Green Zone Water Pollution Safeguard Area	Current use: Reservoir and Jersey Water storage depot	Suggested use/designation: New public space/countryside access	Site area: unknown
Character area: D1. Southern Valleys (JILSCA)	Character type: D. Enclosed Valleys (JILSCA)	Listed building or place?: No	Availability: Medium-term

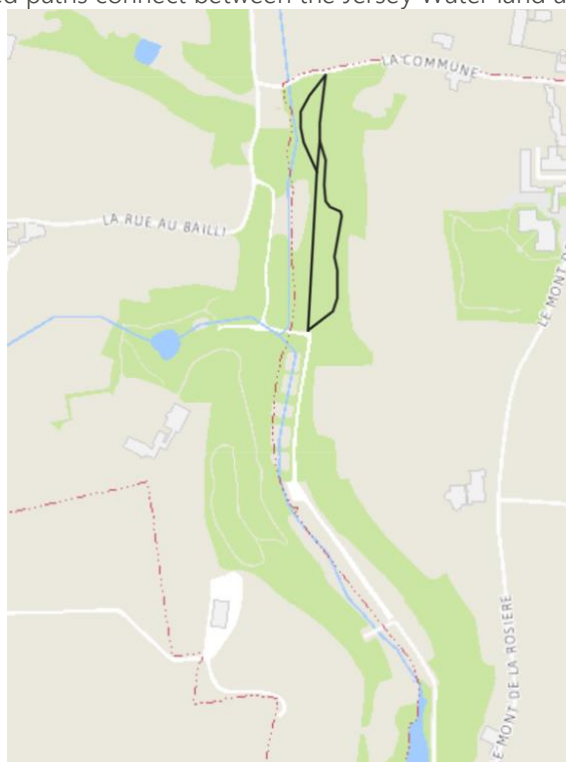


<p>Summary of proposed use:</p> <p>New public space/countryside access around the reservoir and through the Jersey Water land to the north, in support of the creation of a north-south path, to further the objectives of the Countryside Access Strategy.</p> <p>*Submission made on behalf of the Jersey Access Forum, an independent group formed to further the objectives of the Countryside Access Strategy (2016).</p> <p>Assessment:</p> <p>The area lies to the north of St Helier, on the St Helier/St Saviour/Trinity parish boundaries. The site leads on from the residential area of Grands Vaux at the south, and onwards into the Valley and towards Trinity to the north, finishing to the south-west of Victoria Village.</p> <p>Continuous pedestrian access exists from the south coast of St Helier, through to the School at the foot of the reservoir, with only a small section of approx. 100m near to the School being without any pedestrian footpath. From the school travelling north up Les Grands Vaux, there is no pedestrian footpath and pedestrians must join</p>

the road. To the eastern edge of the reservoir, adjacent to the roadside, there is a narrow bridle path however this is fenced with no public access and is largely overgrown by unmanaged vegetation.

Reaching the end of Les Grands Vaux, where the road joins onto La Mont de La Rosiere, an access road spurs to the west, continuing along the eastern edge of the reservoir and onto a level open space, currently used as a Jersey Water storage yard. In this space, there is an opening to a German Occupation site - tunnel complex - (Hohlgangsanlage 4) a Grade 3 Listed World War 2 war tunnel (HE1816) and munition store. This tunnel is currently used by Jersey Water for storage.

Continuing north into the valley, and joining the St Saviour/Trinity parish boundary, there are a number of XX ponds, which feed into the reservoir, alongside which there is a bridle path that continues beyond and steeply into a wooded area. At this wooded area, the Jersey Water land meets existing Government of Jersey managed footpaths on adjacent land to the east, before finally ending where the path meets La Rue au Bailli. The Government of Jersey managed paths connect between the Jersey Water land and La Commune:



The Call for Sites submission made by the Jersey Access Forum identifies opportunities to link other paths further north, in order to further a north to south link by connecting other existing paths. These other sites are outside of the scope of this assessment, but notably, the reservoir connection proposed by this submission is the largest of the sections that would be required.

The Integrated Landscape and Seascape Character Assessment identifies the site as being an Enclosed Valley, in character area D1: Southern Valleys. The ILSCA discusses natural capital and ecosystem services, identifying the potential for cultural services:

"The Enclosed Valleys contain paths and green lanes which offer opportunities for exercise, recreation, and to enjoy the landscape and its associated aesthetic experiences. This contributes to health and wellbeing. Mills, dams, lavoirs and other water-related structures provide a sense of history and opportunities for education."..... "There are excellent opportunities to expand access into the valleys, and to create linked paths and routes to enable people living in nearby urban areas to access and enjoy the valleys."

The 2016 Countryside Access Strategy establishes a priority to manage and improve access to the countryside (Priority Area D). It is an ongoing objective of the Strategy to facilitate the development of strategically linked routes across the Island making use of existing paths, roads, green lanes, farm tracks and field margins and

other areas in private ownership. The Strategy also highlights the long-term objective to create at least four north-to-south and two east-to-west routes linking from coast to coast – the recent St Peters Valley scheme being one of those sites, and this proposal having the potential to become another.

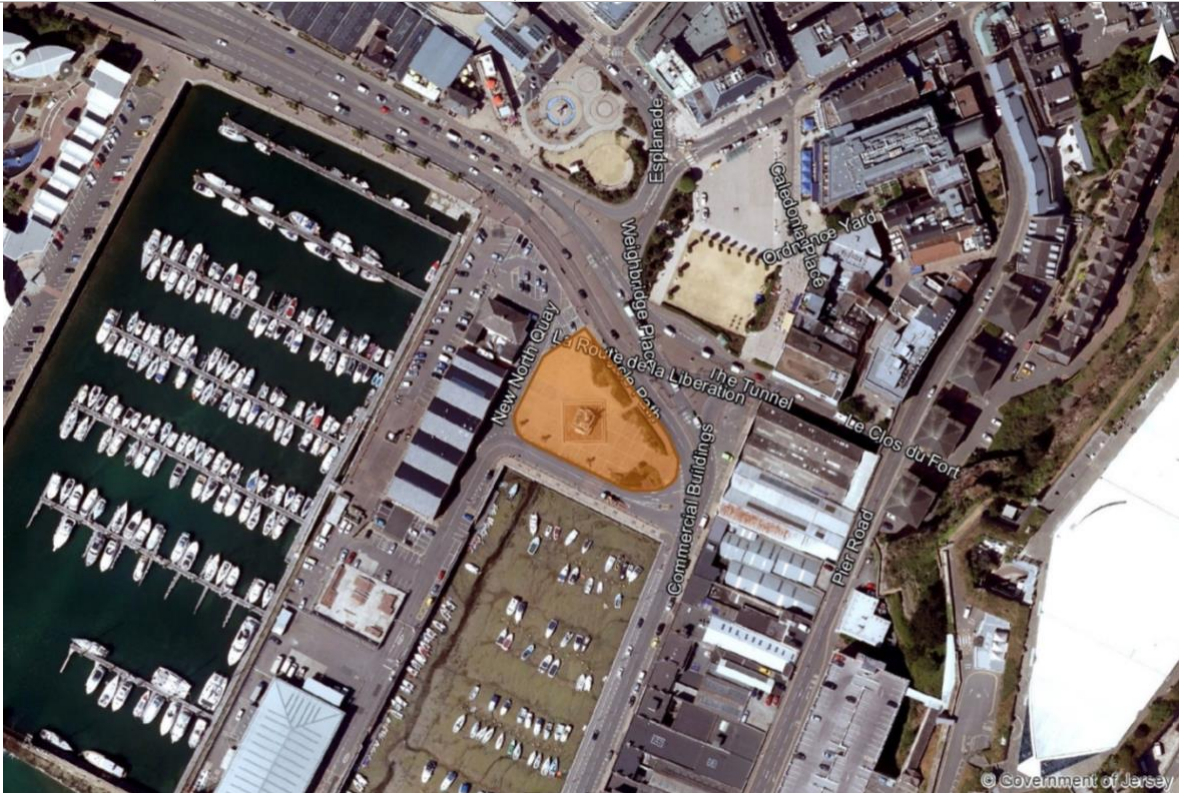
It is agreed that the Grands Vaux reservoir area presents a significant and important opportunity expand access to the countryside, to the benefit off all islanders and visitors, but particularly for the residents of town. If made, this route would achieve a direct, safe route from town into the countryside, leading from an area which is recognised as being deficient in public open space. Not only could a safe walking route be made, but there also exists the opportunity to clear the existing Jersey Water storage yard, with the potential to provide an additional 1Ha (approx.) of natural green space, which may be enjoyed for recreation. Clearing this space will give rise to potentially significant environmental improvements, in what is recognised as an Environmentally Sensitive Area (ESA).

The use of this site for this purpose would continue an existing trend of extending public recreational access to Jersey Water sites. Islanders already enjoy the walking routes around Queens Valley reservoir, Val de la Mar reservoir, and most recently, the La Hague pond, where the site has accommodated part of the western north to south route, undertaken in 2017. The St Peters Valley scheme extends for approximately 2 miles and has become a well-used walking and cycle route, contributing to safe and sustainable transport options to/from the west and northern parishes, into town. Whist this proposed route is more constrained and is, therefore, not likely to be able to accommodate commuting cyclists, it carries similar potential for future use and enjoyment as a safe and sustainable walking route.

Jersey Water are reliant on the storage yard at Grands Vaux, and would be required to relocate the storage, in order to release the Grands Vaux site for public access. Jersey Water have a number of other sites in their use and ownership, which may prove to be more appropriate for future storage requirements. A relocation of the storage site has the potential to contribute to the overall restoration of the countryside, subject to the appropriate design and management of a new path and/or open space.

In conclusion, the proposal is considered to further the objectives of the 2016 Countryside Access Strategy, and will lead to positive impacts upon islanders' wellbeing, the environment and the visitor economy. On this basis, it is recommended that the Grands Vaux reservoir area is identified as a strategic site for countryside access, to include reference to the potential acceptability of enabling development in order to support the site coming forward.

Recommendation:	<ol style="list-style-type: none">1. Identify the site on the proposals map, and associated policy, as a strategic countryside access site.2. Associated policy to include reference to the potential acceptability of enabling development in order to release the site.
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Parish St Helier		Ref: IP-178878306	
Site: Steam Clock Site			
Zoning: (2011 IP / rev. 2014) Built-up Area Town of St Helier	Current use: Community Open Space	Suggested use/designation: Residential and/or visitor accommodation	Site area: 0.25ha
Character area: CA5 Old Harbours	Character type: Main Urban Settlement	Listed building or place?: No (Note: Site is adjacent to New North Quay Warehouses – G2 Listed).	Availability: Immediately
Map:			
Summary of proposed use: Development of visitor accommodation, housing or retail.			
Assessment: The Steam Clock site is situated to the north of the historic harbours, north-west of New North Quay. To the north of the site lies La Route de la Liberation, with Commercial Buildings to the east. Beyond, further to the north, lies the public spaces of Weighbridge Place and Liberation Square. The Steam Clock site was developed in 1996, having previously been the home to the temporary passport and immigration offices. The site was developed specifically to enhance and support the setting of the historic warehouses to the west, which had recently been renovated to become home to the Maritime Museum, which opened in 1995. To the centre of the site lies a steam-powered clock, designed as a replica of part of the historic paddle steam ship, <i>Ariadne</i> . As a public art installation, the construction of the steam clock was a controversial project at the time, and continues to carry controversy some 25 years later, now focussed on its long-term maintenance challenges.			

This call for sites submission proposes the development of the site for visitor accommodation, retail or housing, and outside of this call for sites process, it has been suggested that the site could be used for a new cultural facility. The site is, however, within the defined built-up area and does not presently require any specific designation to support this form of use.

As part of an audit of St Helier's open space in 2018 it was identified the Steam Clock site does not have the benefit of a Protected Open Space designation in the Revised 2011 Island Plan and is therefore vulnerable to development.

The 2019 Southwest St Helier Planning Framework identifies the area as "Key Opportunity Site 6: Liberation Square, Weighbridge Place and the Steam Clock". The framework discusses the opportunity to unify the sites through improved pedestrian access and priority, going on to state:

"Linking across to an enhanced Steam Clock site would also allow for the opening up of views of the historic harbours and would re-connect the town with its maritime heritage and, in particular the New North Quay and, potentially Commercial Buildings.....The works to unify the spaces and to improve connectivity over to the Steam Clock / New North Quay may be achievable within the short term."

The 2021 St Helier Urban Character Appraisal identifies the site in "Character Area 5 – Old harbours", stating *"The potential for further improvement is undeniable. Ameliorating the traffic impact of the A16 (La Route de la Liberation) and extending the good work carried out at Weighbridge Place to link south to the harbours would be a positive move."*

Development to the north of the historic harbours may permanently erase the connection and strategic views that currently exist, precluding the opportunity to improve and connect the three public spaces, and permanently changing the area's significant historic setting.

The Steam Clock site is well recognised for its value as an open space. To afford the site some protection from future development, and in recognition also of its significance to the setting of the historic harbours, townscape and strategically important views, it is recommended that the site should become designated Protected Open Space in the new Island Plan.

Recommendation:	Designate site as Protected Open Space
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Parish: St Helier		Ref: Letter – Connetable St Helier	
Site: Warwick Farm			
Zoning: (2011 IP / rev. 2014) Green Zone Waste Management Site	Current use: (Hemp Farm) Agricultural: (unconditional) – Good quality land.	Suggested use/designation: Varies	Site area:
Character area: E4. Southern Plateau and Ridges Farmland (JILSCA)	Character type: E: Interior Agricultural Plateau (JILSCA)	Listed building or place?: No	Availability: 2-5 years
Map:			
Summary of proposed use: Proposed country park			
Assessment: The site lies to the north of St Helier and is presently in horticultural use. The site is accessed via La Grande Route de St Jean, a main road leading out of St Helier. The site is well connected to town, with good bus and pedestrian access and, potential connectivity through the woodland of La Vallée de Vaux to the east, and Adelina Wood (arboretum) to the south and wider connectivity to Bellozane Valley and Fern Valley. The site is owned by the Government of Jersey but is presently leased. Proposal 12 of the extant Island Plan committed the development of a public realm strategy, which was to embrace the development of a proposal to designate a St Helier Country Park in the countryside immediately to the North of the Town. This strategy was not completed before work to review the Island Plan commenced.			

The suggestion for a north of town country park to include Warwick Farm is supported by the Connétable of St Helier, who has long been an advocate for the development of a St Helier Country Park to embrace the site and has lodged previous propositions to the States Assembly for its consideration.

Given the sites' location and its ownership within Government, it is considered that the site has significant potential to support St Helier residents and islanders in accessing the countryside and experiencing the amenities of open space and the countryside. This may include:

- woodland walks and connectivity across the areas that surround the northern edges of town
- sport and leisure activities such as bike trails, bowls and allotment use
- space for children and educational facilities

On the basis of its location and potential benefits to the community, it is proposed that the site should be considered for future safeguarding as a country park to support town residents and islanders in accessing open space and the countryside connectivity. The future development of the site should be guided by supplementary planning guidance to ensure that the opportunities to maximise the use and benefits of the site are properly considered, and that the character of the landscape is enhanced.

Given the site is presently leased for horticultural use, the designation should be made on the basis of its next use, when the site becomes available.

Recommendation:	Designate Warwick Farm as a proposed country park.
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Parish: St Helier		Ref: IP-175448004	
Site: JT parking area, Cattle St			
Zoning: Built-up area, Town of St Helier	Current use: Fish market parking	Suggested use/designation: Pocket park	Site area: 0.04ha
Character area: CA8 - Town Centre Core	Character type: Main Urban settlement	Listed building or place?: Located within an Area of Archaeological Potential (AAP)	Availability: Unknown
Map:			
<p>Summary of proposed use: Proposed designation of existing carpark for future pocket-park, linked to fish market.</p> <p>Assessment: This site lies in the centre of St Helier and within the policy framework of the Revised 2011 Island Plan, a proposal of this nature could quite easily come forward.</p> <p>The revision to the Island Plan is intended to place a renewed focus on the importance of placemaking, and in particular, the improvement of Town. The proposed policies will also seek the better management of transport and parking in St Helier, as a direct response to the 2019 Sustainable Transport Policy. On this basis, the policy framework of the new Island Plan is highly unlikely to preclude a development of this nature being brought forward, as the concept has the potential to make a positive contribution to the vitality of the ton centre and sustainability of the Fish Market.</p> <p>However, there would be inevitable practical implications upon the Fish Market, the viability of such would first need to be evaluated with subsequent enabling changes made to the form and function of the market. On this basis, it is not considered to be appropriate or necessary to designate this site in the bridging Island Plan, and should the proposal be pursued, the policy framework of the new Plan is not likely to prevent the development from being approved</p>			
Recommendation:	1. Do not designate site		

Parish: St Ouen	Ref: IP-178660441		
Site: O630			
Zoning: (2011 IP / rev. 2014) Built-up area	Current use: Agricultural: (unconditional) low quality- no loss to the industry	Suggested use/designation: Protected Open Space	Site area: 0.14 ha
Character area: Urban area	Character type: Tertiary centre	Listed building or place?: No	Availability: Unknown
Map:			

Summary of proposed use:

To designate Field O630 as a Protected Open Space

Assessment:

Field O630 is situated at the centre of St Ouen's village, adjacent to a small collection of local shops situated to the west. Further to the east, there exists the Parish's main community open space, which is immediately north of the Parish hall and Church.

The site is designated Built-up Area in the Revised 2011 Island Plan, and this is not proposed to change. Within the wider Built-up Area definition of the village, there exists only two Protected Open Space designations in the current plan: the main community open space area, and a relatively small area of communal space at the centre of La Ville des Marrettes, which serves the residents of that development. When compared with other rural parish centres, the level of protected open space in the centre of St Ouen is notably low, with the Trinity being the only one of a comparable level, and St Mary, St Peter, St John, St Martin, St Clement and St Lawrence having a much higher proportion of protected space in their centres.

The designation of protected open space plays an important role in both the urban and rural parishes; it helps to ensure that as development densities continue to grow in our built-up areas, that this is met with sufficient open space for both recreation and visual amenity. Particularly for the rural parishes, safeguarding some land from development within the parish centre also helps to maintain a sense of ruralness, and therefore, it plays a significant role in protecting the landscape character of both the parish, and the island as a whole.

It is understood that the Parish of St Ouen has housing development aspirations to support the long-term sustainability of its community. This development can be met through increasing density within the already defined built-up area, or potentially, the rezoning of land – be that in this bridging Island Plan or the subsequent longer-term Island Plan. Sites for housing development have been considered in the housing site assessments.

Understanding and properly managing the sustainability of any community is difficult, and there are often tensions that lead to the need for trade-offs. In this case, the tension is between delivering more homes in the parish centre, or securing green infrastructure that will continue to support the homes that already exist, whilst presenting new opportunities for enhanced community use to support the vitality and sustainability of the parish.

Making a designation for protected open space in the bridging Island Plan presents an opportunity that if not taken now, may not be an opportunity again in the future, should the land be developed. Whilst this does mean that the site may not be developed for homes, there will continue to be other opportunities to develop homes in the parish, on other sites.

On the basis of these considerations, it is recommended that the site should be designated as Protected Open Space in the bridging Island Plan, in support of maintaining and enhancing the availability of publicly accessible space in the centre of the parish, whilst also contributing to the preservation of the character of the rural parish centre.

Recommendation:	1. Designate O630 as Protected Open Space
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Parish: St John		Ref: IP-170374270 and IP-178187742	
Site: Fields J235, J236 & J237			
Zoning: (2011 IP / rev. 2014) Built-up Area Protected Open Space	Current use: Agricultural: Full Agricultural Conditions. Good quality land. J237- 'b' Condition.	Suggested use/designation: Protected Open Space	Site area: Varies
Character area: St Johns Village – Urban area	Character type: Tertiary centre	Listed building or place?: (Note: Listed buildings on east & south/west boundaries)	Availability: Immediately
Map:			
<p>Summary of proposed use:</p> <p>Rep 1: IP-170374270</p> <p>Seeking designation as protected open space. Requester provided the following reason:</p> <p><i>These fields should remain as protected open space as they are important in preserving the countryside character of the area forming St Johns Village.</i></p> <p>Rep 2: IP-178187742</p> <p>Seeking designation as protected open space. Requester provided the following reason:</p> <p><i>The site is designated a Protected Open Space under the current Island plan. It is a green field that has never been built on and should remain as such. We live in Cedar Farm to the South which we acquired from the owner of Field J236 in 2011.</i></p> <p>Assessment:</p>			


The fields are in agricultural use and are already designated as protected open space in the extant Island Plan, providing important visual amenity to the rural character of St John's Village.

This site has also been considered within the housing assessments but was not progressed due to failure to meet the criteria for housing site allocations.

Recommendation:

1. Retain designation of Fields J235, J236 & J237 as Protected Open Space

Parish: St Clement		Ref: IP-175504778	
Site: Field No. C86, C87, C88			
Zoning: (2011 IP / rev. 2014) Green Zone	Current use: Agricultural: C87 & C88-Full Agricultural Conditions. C86 (unconditional). Good quality land.	Suggested use/designation: Community facilities	Site area: 2.5ha
Character area: B2: St Clement – St Saviour Coastal Plain (JILSCA)	Character type: B. Coastal Plain (JILSCA)	Listed building or place?: No	Availability: Unknown
Map:			
<p>Summary of proposed use: Social community facilities</p> <p>Assessment: Whilst this site has been put forward for community facilities, there is no identified need for community facilities - not which would be so significant to necessitate development green fields - in the immediate area and therefore, this assessment has not been progressed.</p> <p>This site has also been considered in the housing site assessments.</p>			
Recommendation:	1. Do not designate		


Parish: Grouville		Ref: IP-178859300	
Site: Fields G473 & G474			
Zoning: (2011 IP / rev. 2014): Green Zone	Current use: Agricultural: (unconditional) – suitable for rough grazing only.	Suggested use/designation: Proposed natural space for community enjoyment	Site area: 2.1ha
Character area: B1: Grouville Coastal Plain (JILSCA)	Character type: B:Coastal Plain (JILSCA)	Listed building or place?: No	Availability: Unknown
Map:			
Summary of proposed use: Proposed natural space for community enjoyment			
Assessment: The site lies within the designated green zone where there is a presumption against development in the extant Island Plan and this is proposed to continue in the bridging Island Plan. However, as a proposed community natural space, the plan should be flexible enough to allow this use. Specific designation for this purpose is not considered necessary.			
Recommendation:	No designation required		

Parish: St Peter		Ref: IP-183038337 (open space) IP 175190706 (housing) IP- 171553989 (POS)	
Site: Manor Farm Field P632			
Zoning: (2011 IP / rev. 2014): Green Zone	Current use: Agricultural: Full Agricultural Conditions. High value strategically to the dairy industry.	Suggested use/designation: Proposed space for community enjoyment	Site area: Unknown
Character area: E4. Southern Plateau and Ridges Farmland (JILSCA)	Character type: E: Interior Agricultural Plateau (JILSCA)	Listed building or place?: (Note: Manor Farm Dairy G3 Listed to south)	Availability: Immediately
Map:			
<p>Summary of proposed use:</p> <p>Proposed community amenity space to serve the Parish, potentially as part of a housing development.</p> <p>This assessment deals only with the matter of community space designation. Other Call for Sites submissions have been made for both protection as agricultural land and land for housing development.</p> <p>Assessment:</p> <p>The site has been selected as part of the Call for Sites to deliver additional affordable housing to the Parish and a separate design brief to discuss the design considerations has been prepared. It should be noted that previous development proposals for this site included open space provision for Parish community use in the form of a new public village green. It is agreed that the provision of open space to serve the village centre should be a core consideration, which, due to its citing in the centre of the parish and absence of a central communal green space for the parish, means that this site provides a unique opportunity to achieve this. Any new development proposals of this site would be expected to include such provision in order to create an attractive centre and sense of place which links directly to the village for the benefit of the Parish residents. This</p>			

need has been identified within the affordable housing design brief for the site, in appendix 1 of the draft bridging Island Plan.

Recommendation:

1. To be designated as an affordable housing site, including the provision of open space.

Parish: St Saviour		Ref: IP-175493094	
Site: St Saviour's Hospital			
Zoning: (2011 IP / rev. 2014): Green Zone	Current use: Health care and ancillary uses (majority unoccupied)	Suggested use/designation: New Hospital	Site area: Varies
Character area: Urban area	Character type: Smaller settlement	Listed building or place?: SA0050-St. Saviours Hospital - Listed Building Grade 1	Availability: unknown
Map:			
<p>Summary of proposed use:</p> <p>Proposed site for new hospital.</p> <p>Assessment:</p> <p>The 'Our Hospital' site selection process has been concluded (see P.123/2020), resulting in Overdale becoming the selected site. As such, having already been assessed and ruled-out, no further assessment of this site is required.</p> <p>Parts of the site are still in active use and part is currently vacant. The site is also a listed building. In order to ensure the effective use of public assets, and to ensure the viability of an historic building, it is important that the site is repurposed to ensure its future. This matter will be addressed, as part of the management of the public estate, and supplementary planning guidance will be prepared, consulted upon and issued to guide its future use and development, which could include some elements of community use.</p>			
Recommendation:	1. Do not designate for new Hospital site.		

Parish: St Helier		Ref: IP-177748080	
Site: General Hospital St Helier			
Zoning: (2011 IP / rev. 2014): Built-up area	Current use: Hospital	Suggested use/designation: Cultural Centre	Site area: Varies
Character area: The Parade & Peoples Park	Character type: Primary Centre	Listed building or place?: HE1003 – General Hospital Grade 1 Listed Area of Archaeological Potential – (AAP)	Availability: unknown
Map:			
<p>Summary of proposed use: Proposed cultural centre with possible social housing</p> <p>Assessment: The site is currently in use as Jersey’s General Hospital. It’s release for future development is dependent upon the relocation of health services upon completion of the ‘Our Hospital’ project, which is yet to receive planning permission. It is not anticipated that the site would become surplus to its current use within the plan period of the bridging Island Plan.</p> <p>The future development of the existing hospital site will be considered relative to needs, having regard to the development of the town area and in particular, the development of the south-west St Helier planning framework area. As the site is within Government of Jersey ownership, it is a matter of course that Supplementary Planning Guidance (SPG) will be developed for the site which will determine its future use on the basis of need and context. Furthermore, the policies of the draft bridging Island Plan will seek to ensure that uses that are presently within health or community use are considered for ongoing community use, prior to their release for alternative development.</p>			
Recommendation:	1. Designation not required.		